

September 19, 2006 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06SN0336

Greenacres Limited Partnership

Bermuda Magisterial District  
North line of Iron Bridge Road

REQUEST: Rezoning from Agricultural (A) to Community Business (C-3).

PROPOSED LAND USE:

With approval of this request, uses would be limited to those permitted by right or with restrictions in the Neighborhood Business (C-2) District plus those Community Commercial (C-3) uses noted in Proffered Condition 3.

RECOMMENDATION

Recommend approval with the exception of fast food restaurant uses (Proffered Condition 3.i) for the following reasons:

- A. While the proposed the Central Area Plan suggests the property is appropriate for a mix of office and residential uses, the proposed uses, with the exception of fast food restaurants, are consistent with those permitted on the adjacent property to the north and would promote integration of these two tracts as part of a coordinated development.
- B. The proposed fast food restaurant uses are not representative of, nor compatible with, existing and anticipated area development along the north line of Iron Bridge Road.

(NOTES: A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.

- B. IT SHOULD BE NOTED THAT PROFFERED CONDITIONS WERE NOT RECEIVED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOODS(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE PROFFERS)

### PROFFERED CONDITIONS

The Owner-Applicant in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffers that the development of the properties known as Chesterfield County Tax IDs 777-653-3990-00000 (2.5 acres) and 777-653-8491-00000 (1.9 acres) from A to C-3 with restricted uses will be developed as set forth below; however, in the event the request is denied or approved with conditions not agreed to by the Owner-Applicant, these proffers and conditions shall be immediately null and void and of no further force or effect.

1. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)
2. Transportation.
  - A. Dedications/Recordation.
    - a. Prior to any site plan approval or within 60 days of from a written request by the Transportation Department, whichever occurs first, one-hundred (100) feet of right of way on the north side of Ironbridge Road (Route 10), measured from the centerline of that part of Route 10 immediately adjacent to the property shall be dedicated free and unrestricted, to and for the benefit of Chesterfield County.
    - b. Prior to any site plan approval, a fifty (50) foot wide right-of-way for a Special Access Street (the "Site Road") from Route 10 to the northern property line shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. The exact location of this right-of-way shall be approved by the Transportation Department.

- c. Prior to any site plan approval, an access easement, acceptable to the Transportation Department, shall be recorded across the property to provide shared use of the Site Road with the adjacent properties to the east.

B. Access.

Direct access from the property to Route 10 shall be limited to one (1) entrance/exit. The entrance/exit shall align the existing crossover on Route 10 that serves Branders Creek Drive. The exact location of this access shall be approved by the Transportation Department.

C. Road Improvements.

To provide an adequate roadway system, the developer shall be responsible for the following. The exact design and location of these improvements shall be approved by the Transportation Department.

- a. Construction of additional pavement along the westbound lanes of Route 10 at the Site Road intersection to provide a separate right turn lane, based on Transportation Department standards.
- b. Construction of additional pavement along the eastbound lanes of Route 10 at the existing crossover that serves the Site Road to provide an adequate left turn lane.
- c. Construction of a sidewalk to VDOT standards along Route 10 for the entire property frontage.
- d. Dedication to Chesterfield County, free and unrestricted, any additional right-of-way (or easements) required for the improvements identified above.
- e. Construction of an additional lane of pavement along the westbound lanes of Route 10 for the entire property frontage.
- f. Construction of additional pavement along the Site Road at its intersection with Route 10 to provide a four-lane typical section (i.e., one (1) northbound lane and three (3) southbound lanes).
- g. Full cost of traffic signal modification at the Route 10/Site Road intersection.

Phasing.

Prior to any site plan approval, a phasing plan for the required Road Improvements, as identified in Proffered Conditions a-g, shall be submitted to and approved by the Transportation Department. (T)

3. Uses shall be limited to those permitted by right or with restrictions in the Neighborhood Business (C-2) district plus the following uses:
  - (a) Contractors' office and display rooms.
  - (b) Fraternal/charity uses.
  - (c) Schools – commercial, trade, vocational and training.
  - (d) Recreational establishments, commercial-indoor.
  - (e) Hotels.
  - (f) Theaters, except drive-in theaters.
  - (g) Repair shops, excluding motor vehicle repair.
  - (h) Electrical, plumbing or heating supply sales, service and related display rooms.
  - (i) Fast-food restaurants. (P)
4. Utilities. The public wastewater system shall be used. (U)

GENERAL INFORMATION

Location:

North line of Iron Bridge Road across from Branders Creek Drive. Tax IDs 777-653-3990 and 8491 (Sheet 25).

Existing Zoning:

A

Size:

4.4 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North and West – C-2 with Conditional Use Planned Development;  
South – C-5 and C-3; Commercial, public/semi-public or vacant  
East - A; Single family residential

## UTILITIES

### Public Water System:

There is an existing twelve (12) inch water line extending along the south side of Ironbridge Parkway approximately 450 feet north of the request site. In addition, a sixteen (16) inch water line extends along Iron Bridge Road, adjacent to this site. Use of the public water system is required by County Code.

### Public Wastewater System:

There is an existing eight (8) inch wastewater collector line that terminates adjacent to Iron Bridge Parkway, approximately 500 feet north of this site. Use of the public wastewater system has been proffered. (Proffered Condition 4)

## ENVIRONMENTAL

### Drainage and Erosion:

The subject property drains to the north and under Ironbridge Parkway to Ironbridge Lake. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development.

The property is wooded and, as such, should not be timbered without obtaining a land disturbance permit from the Department of Environmental Engineering. This will ensure that adequate erosion measures are in place prior to any land disturbance. (Proffered Condition 1)

## PUBLIC FACILITIES

### Fire Service:

The Chester Fire Station, Company Number 1 and the Airport Fire Station currently provide fire protection and emergency medical service. This request will have a minimal impact fire and EMS.

### Transportation:

The applicant is requesting rezoning of the property (4.4 acres) from Agricultural (A) to Community Business (C-3). This request will not limit development of the property to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on shopping center trip rates, development could generate approximately 3,990 average daily trips. These vehicles will be initially distributed along Iron Bridge Road (Route 10), which had a 2005 traffic count of 22,126 vehicles per day. The capacity of the four-lane section of Route 10 between Branders Bridge Road and Lewis Road is acceptable (Level of Service B) for the volume of traffic it carries.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right of way width of 120 to 200 feet. The applicant has proffered to dedicate one hundred (100) feet of right of way measured from the centerline of Route 10, in accordance with that Plan. (Proffered Condition 2.A.a)

Development of the property must adhere to the Development Standards Manual in the Zoning Ordinance, relative to access and internal circulation (Division 5). Access to major arterials, such as Route 10, should be controlled. Along the Route 10 property frontage is an existing signalized crossover that serves Branders Creek Drive. The applicant has proffered that direct access from the property to Route 10 will be limited to one (1) public road (the "Site Road"), designated as a special access street, that will align that existing signalized crossover (Proffered Conditions 2.A.b and 2.B). The Site Road is anticipated to extend to the north and to connect with Ironbridge Parkway. Proffered Condition 2.A.c requires that an access easement be recorded across the property to provide shared use of the Site Road with the adjacent properties to the east. (Proffered Condition 2.A.c)

The traffic impact of this development must be addressed. The applicant has proffered the customary road improvements that include an additional lane of pavement and a sidewalk along the Route 10 frontage, a separate right turn lane at the Site Road intersection based on Transportation Department standards, an adequate left turn lane at the Route 10 crossover, and traffic signal modification at the Route 10/Branders Creek Drive/Site Road intersection (Proffered Condition 2.C). Since the only access to Route 10 will be the Site Road, most of the proffered road improvements will need to be provided with the initial development of the property.

At time of site plan review, specific recommendations will be provided regarding access and internal site circulation.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for mixed use corridor uses to include office and residential uses of various densities. The Plan suggests that commercial uses in this area be located along the south line of Iron Bridge Road, immediately east and west of the Chalkley Road intersection,

with a mix of office and residential uses located west, north and south of this commercial node to provide appropriate transitions to established residential developments and to avoid typical strip commercial development along the Route 10 Corridor.

### Area Development Trends:

The area is characterized by a mix of office and residential uses along the north line of Iron Bridge Road and commercial uses to the south surrounding the intersection of Iron Bridge and Chalkley Roads.

Property north of and adjacent to the subject property is currently vacant. This property was zoned in 1986, and subsequently amended in 1987, permitting Convenience Business (B-1) uses (now the equivalent of Neighborhood Business (C-2) uses under current Ordinance requirements) and several use exceptions as part of the Ironbridge mixed use development (Cases 86S097 and 87SN0035). These permitted uses are more intense than the residential/office mix suggested for the immediate area under the current Central Area Plan, adopted in 1997.

### Development Standards:

The property lies within an Emerging Growth District Area. Development must conform to the Emerging Growth District requirements which address access, parking, landscaping, architectural treatment, setbacks, lighting, pedestrian access, signs, buffers, utilities and screening of dumpsters and loading areas.

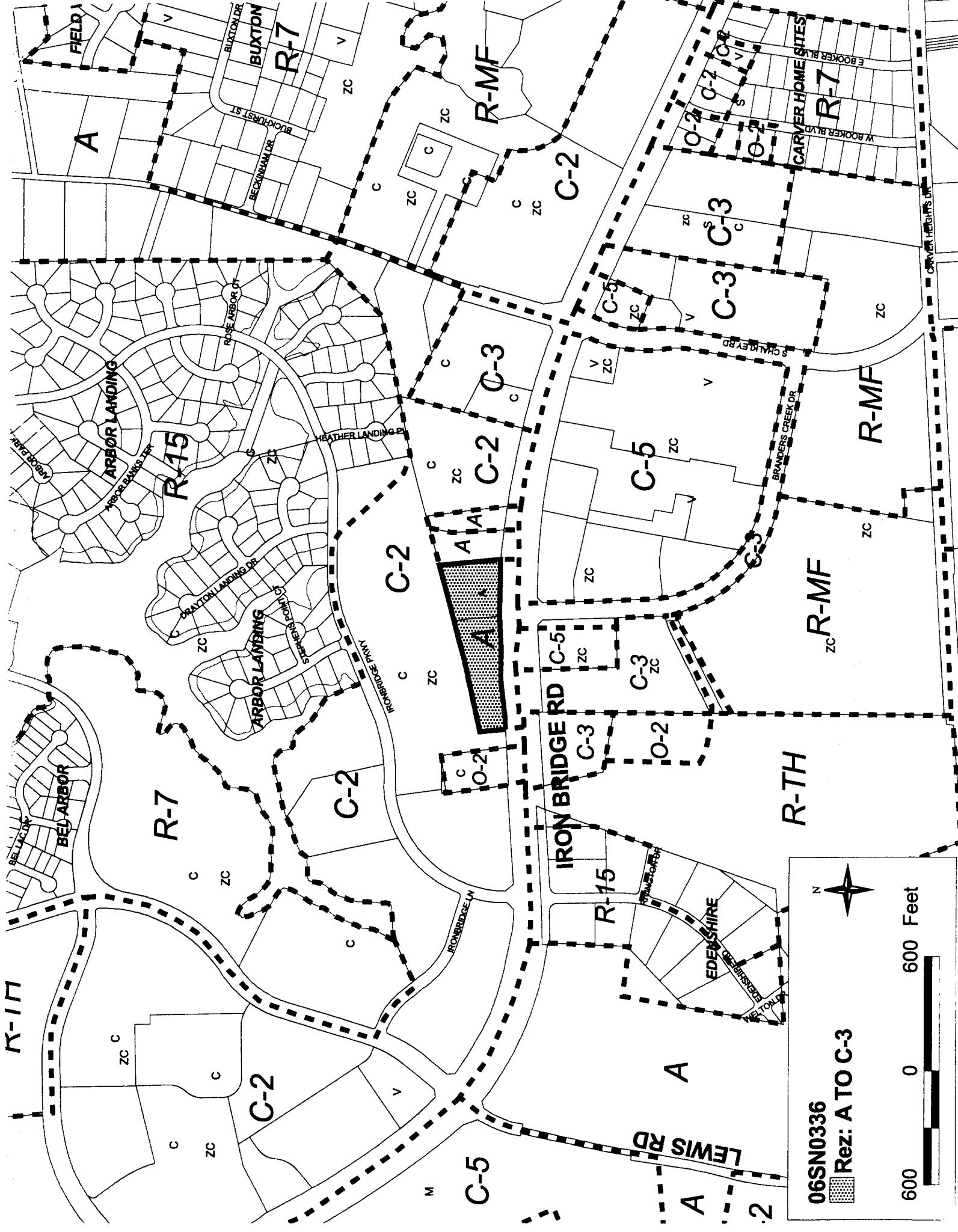
### Uses:

Proffered Condition 3 restricts uses on the property to those permitted by right or with restrictions in the Neighborhood Business (C-2) District plus several uses first permitted by right in the Community Business (C-3) District. The proposed uses, with the exception of fast food restaurants, are consistent with those permitted on the adjacent property to the north and would promote integration of these two tracts as part of a coordinated development. Fast food restaurant uses exceed the maximum flexibility provided for commercial development in this area and are inconsistent with those uses suggested by the Plan. As such, Proffered Condition 3.i should not be accepted.

### CONCLUSION

While the proposed the Central Area Plan suggests the property is appropriate for a mix of office and residential uses, the proposed uses, with the exception of fast food restaurants, are consistent with those permitted on the adjacent property to the north and would promote integration of these two tracts as part of a coordinated development. The proposed fast food restaurant uses are not representative of, nor compatible with, existing and anticipated area development along the north line of Iron Bridge Road.

Given these considerations, staff recommends approval of this request with the exception of fast food restaurant uses and that Proffered Condition 3.i not be accepted.



06SN0336  
Rez: A TO C-3

